

State of New Jersey
State Agriculture Development Committee

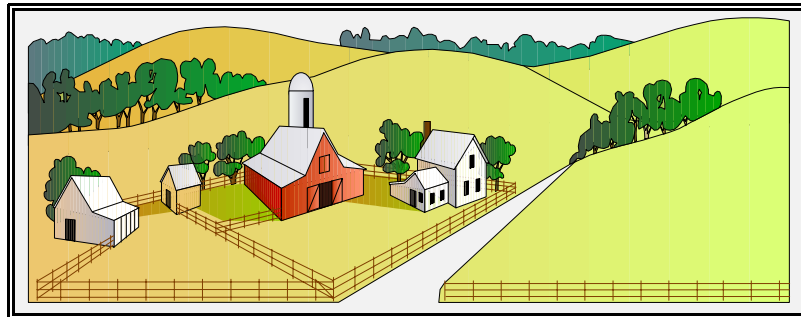
PUBLIC AUCTION SALE

± 95 Acre Farm

(formerly known as the Cedarland Farm South)

East Windsor Township, Mercer County, NJ

A New Jersey Farmland Preservation Project



Property:	Block 42; Lot 2
Location:	East Windsor Township, Mercer County
Farm Tours:	10:00 a.m., November 12, 2003 2:00 p.m., November 25, 2003
Auction Registration:	Noon, December 11, 2003
Auction:	11:00 a.m., December 12, 2003
Minimum Bid:	\$270,000
Minimum Deposit:	\$10,000
Bidding Increments:	\$5,000

CONDITIONS OF SALE:

The property is offered and sold "AS IS", with a Minimum Initial Bid of \$270,000. The SADC reserves the right to reject any and all bids including the highest. A deposit of \$10,000 **must** be submitted with the "Application to Qualify As a Bidder to Purchase Property by Auction". This payment shall be either Certified, Cashier or Traveler's check payable to the State of New Jersey, State Agriculture Development Committee. A combination of these instruments will be acceptable. No exceptions will be made. Applications and deposits, submitted to the State Agriculture Development Committee, P.O. Box 330, Trenton, NJ, 08625, must be in writing and received by noon, Thursday, December 11, 2003.

Notification of receipt of deposit will be either faxed or mailed to all qualified bidders by the end of the business day of Thursday, December 11, 2003. The public auction will be held 11:00 a.m., Friday, December 12, 2003. The successful bidder will be required to sign an Agreement for Sale of Property by Auction within five days of the close of the auction. A copy of this Agreement is available for inspection upon written request. The balance of the total purchase price is payable at the time of transfer of title.

The sale is not conditioned on the buyer obtaining financing or local approvals.

This public auction has been authorized by the State Agriculture Development Committee (SADC). Any conveyance of this property by the SADC shall include a covenant that:

- 1) prohibits any development of the premises for non-agricultural purposes;
- 2) states that the land shall be retained for agricultural use and production;
- 3) shall run with the land in perpetuity; and
- 4) states that the severed development rights shall be held by the State of New Jersey, SADC. The SADC shall monitor and enforce the covenant and the restrictions listed in the Deed.
- 5) The following conditions will also apply to the property:
 - a. A "Preserved Farmland" sign shall be posted on the property;
 - b. The Premises shall be auctioned with the federal language known as "Contingent Right in the United States of America" as contained in the "Cooperative Agreement Between the United States of America and the State of New Jersey, State Agriculture Development Committee"
 - c. There is no residual dwelling site opportunity associated with this property.
 - d. There shall be no further division of the Premises.

THE PROPERTY:

The subject property consists of one tract with a total of 599 feet of frontage along Windsor-Perrineville Road (County Route 630) and a total of 1,353 feet of frontage along Old York Road (County Route 539). The 95+/- acre parcel is at road grade.

Based on the USDA, Natural Resources Conservation Service soil survey, approximately 11% of the soils are classified as Prime farmland and 89% are of statewide importance. Approximately 90% of the acreage is tillable cropland.

The construction of agricultural buildings is not limited by the deed restrictions.

Utilities: *Public Utilities:* No utilities currently on property. Electricity and telephone are available to the site.

Zoning: *Rural Agriculture:* Note: The subject property is deed restricted for agricultural purposes in perpetuity.

Taxes: 2001 Real Estate Taxes: \$1,721.10
Block 42; Lot 2

**Environmental
Site Assessment:**

A Phase I Environmental Site Assessment was completed on June 14, 2002 by Melick-Tully and Associates, P.C. The report is available for review at the SADC office.

Home Inspection:

No home on this property.

Survey and Title:

A survey certified to the SADC will be furnished to the Purchaser for informational purposes only. The SADC will not issue a survey certification to the Purchaser. If Purchaser wishes to obtain a survey certified to Purchaser or its title insurer, Purchaser has the option to obtain survey at Purchaser's cost and expense. A title search may be obtained at the discretion of the Purchaser.

FARM TOUR:

SADC staff will lead tours of the property and will answer questions that interested persons may have regarding the property at 10:00 a.m., Wednesday, November 12, 2003 and 2:00 p.m., Tuesday, November 25, 2003. Those interested in attending the farm tour should meet at the Cedarland North Farm, on Windsor-Perrineville Road, just west of the intersection of Old York Road (CR 539), East Windsor, New Jersey.

PUBLIC AUCTION:

Time & Date: 11:00 a.m., Friday, December 12, 2003
Location: Health and Agriculture Building
Market and Warren Streets
Trenton, New Jersey

Prospective bidders are required to submit an "Application to Qualify As a Bidder to Purchase Property by Auction" and place a deposit with the SADC by noon, Thursday, December 11, 2003 in order to participate. On Friday, December 12, 2003 qualified bidders, or their authorized representative, will participate in the auction in person. The highest bid will be the successful purchaser. **If you are interested in bidding, a complete "Application to Bid" package can be obtained visiting the SADC website at www.state.nj.us/agriculture/sadc/sadc.htm or by calling 1-800-474-5314.**

The SADC compiled this information sheet to benefit prospective purchasers. To the best of its knowledge, this information is accurate. The State of New Jersey, SADC does not assume any liability for inaccuracies and respectfully instructs all interested parties to independently verify this information.

SADC/Farm Auction
formerly the Cedarland Farm South
Block 42; Lot 2
East Windsor Township, Mercer County
Soil Map

Soil Designations

Prime Soils: Includes all those soils in Land Capability Class I and selected soils from Land Capability Class II. Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime Farmlands are not excessively erodible or saturated with water for a long period of time and they either do not flood or are protected from flooding.

(Symbol)	(Soil type)	(% slopes)
MoB	Matapeake loam	2 to 5 percent slopes
SrB	Sassafras sandy loam	2 to 5 percent slopes

Statewide Importance: Includes soils in Land Capability Class II and III that do not meet the criteria as Prime Farmland. These soils are nearly Prime Farmland and economically produce high yields of crops when treated and managed according to acceptable farming methods.

Ek	Elkton silt loam	0 to 2 percent slopes
Mq	Mattapex and Bertie loam	
Ot	Othello silt loam	
Pw	Portsmouth silt loam	
SrC	Sassafras sandy loam	5 to 10 percent slopes
Src2	Sassafras sandy loam	5 to 10 percent slopes

Soils



h:/counties/merco/projects/cedarla2.apr (cedarla2sol)

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Cedarland Associates - Hancock farm
Block 42 / Lot 2
East Windsor Twp.
Mercer County



Key



Property in question



Soil type boundaries

500 0 500 1000 Feet

NOTE:

The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

Sources:

N.J.D.E.P. Soils data
N.J.D.E.P. 1995/1997 IRC Aerial Image

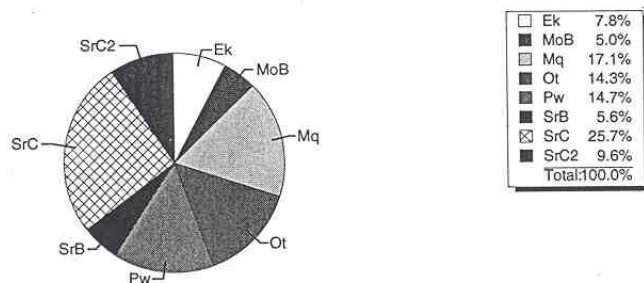
Date: 6/21/01

NJ State Agriculture Development Committee - Soil Calculations

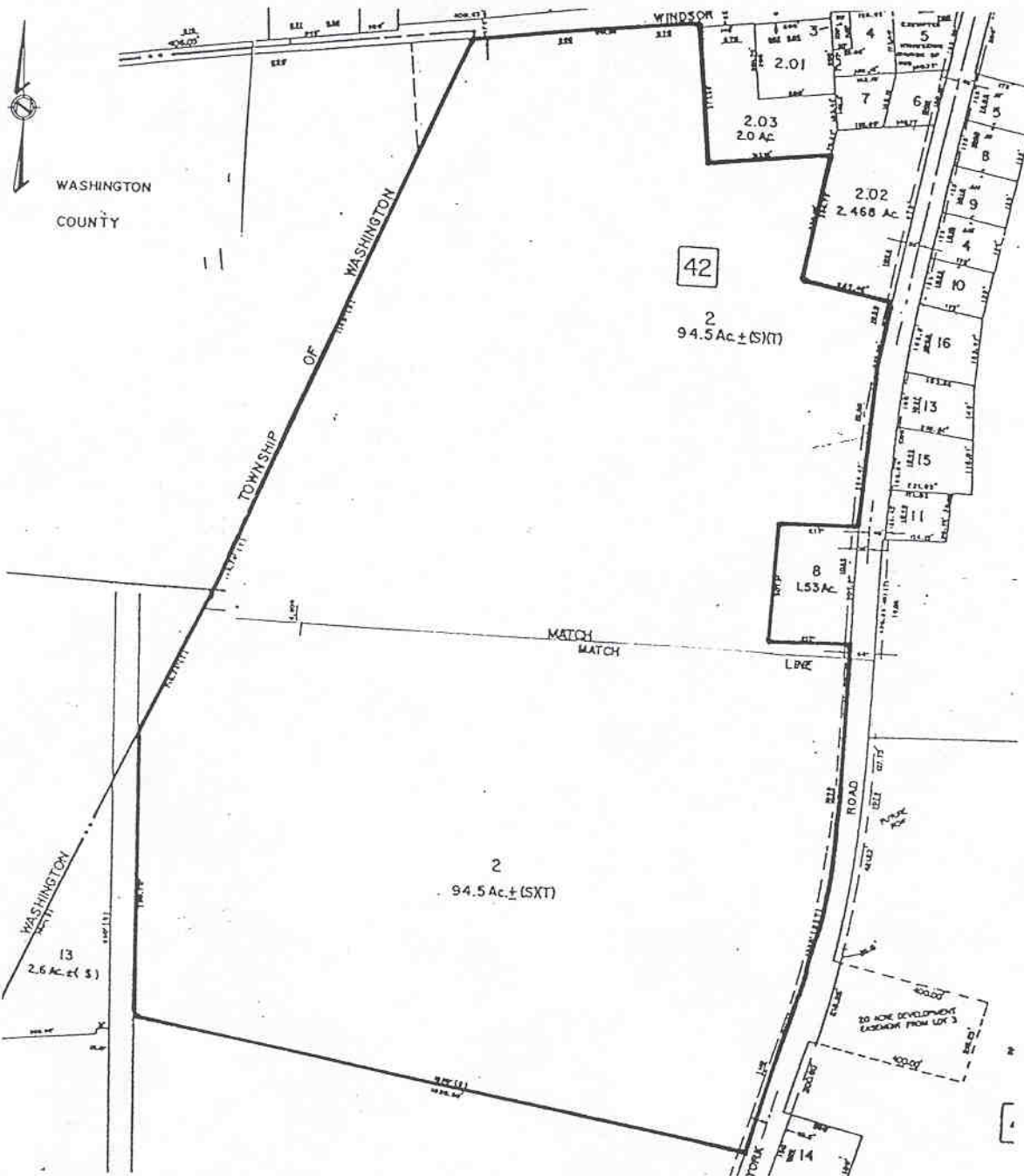
6/21/01

COUNTY	MUNICIPALITY	BLOCK	LOT	SOIL-LABEL	ACRES
				Ek	7.33
				MoB	4.70
				Mq	16.01
				Ot	13.42
				Pw	13.77
				SrB	5.28
				SrC	24.07
				SrC2	8.96
Mercer	East Windsor Twp.	42	2	TOTAL	93.54
				APPLICATION TOTAL	93.54

Estimated Percentages



Source: N.J.D.E.P. Soils Data



SADC/Farm Auction
(formerly the Cedarland Farm)
Block 43, Lots 1, 4, 4.01, 6, 7, 9, 10, 12 & 13
Block 42; Lot 2
East Windsor Township, Mercer County

Location Map



